

North Valumbrosa Replat A

City Plan Commission — May 8, 2025



CASE NUMBER/TYPE: SUSU25-00039 – Resubdivision Combination
CASE MANAGER: Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov
PROPERTY OWNER: Alfredo Medina
REPRESENTATIVE: Dorado Engineering, Inc.
LOCATION: East of Zaragoza Rd. and North of Alameda Ave. (District 7)
PROPERTY AREA: 0.50 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$2,740.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT: R-4 (Residential)
PUBLIC INPUT: Two calls of inquiry received as of 5/1/2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of North Valumbrosa Replat A on a Resubdivision Combination basis and **APPROVAL** of the following two (2) exceptions:

- The construction of five feet (5') of planter strip along Ceres Place.
- The construction of five feet (5') of planter strip along Hancock Road.

North Valumbrosa Replat A

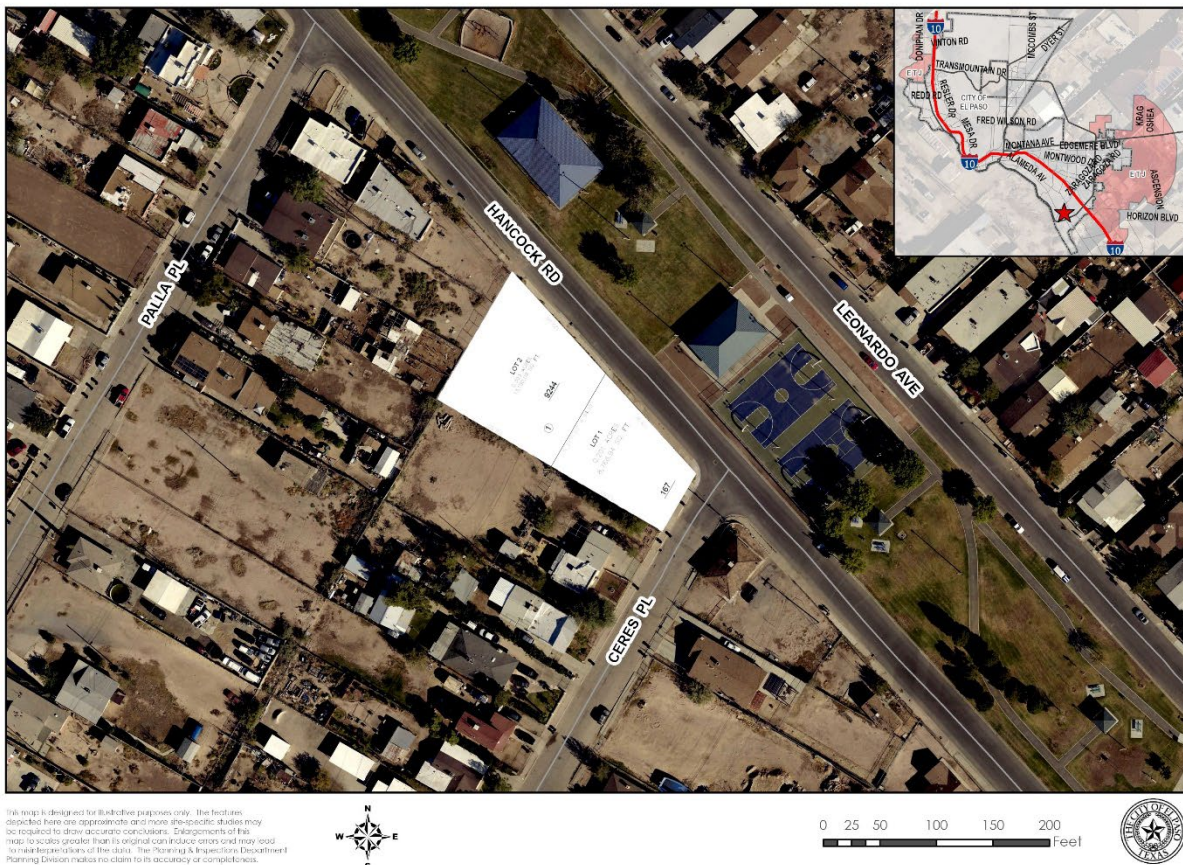


Figure A: Proposed plat with surrounding area

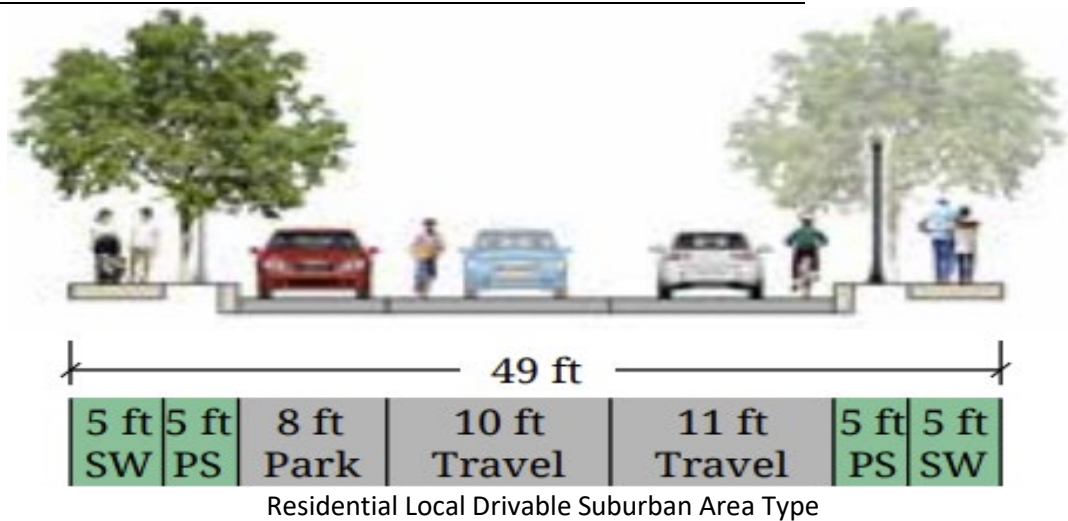
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide one (1) 0.50 acre lot into two single-family lots. Access to Lot 1 will be from Ceres Place and access to Lot 2 will be from Hancock Road. Drainage will be managed by surface flow. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

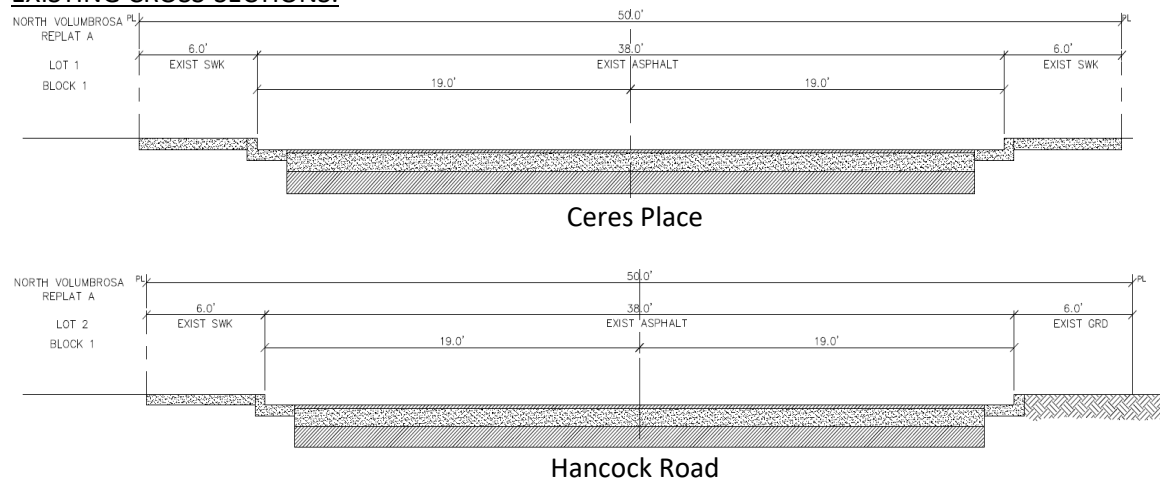
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) exceptions, pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The exceptions include the following:

- The construction of five feet (5') of planter strip along Ceres Place.
- The construction of five feet (5') of planter strip along Hancock Road.

REQUIRED CROSS-SECTION FOR BOTH CERES PLACE AND HANCOCK ROAD:



EXISTING CROSS-SECTIONS:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050.A.1.a. The section reads as follows: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

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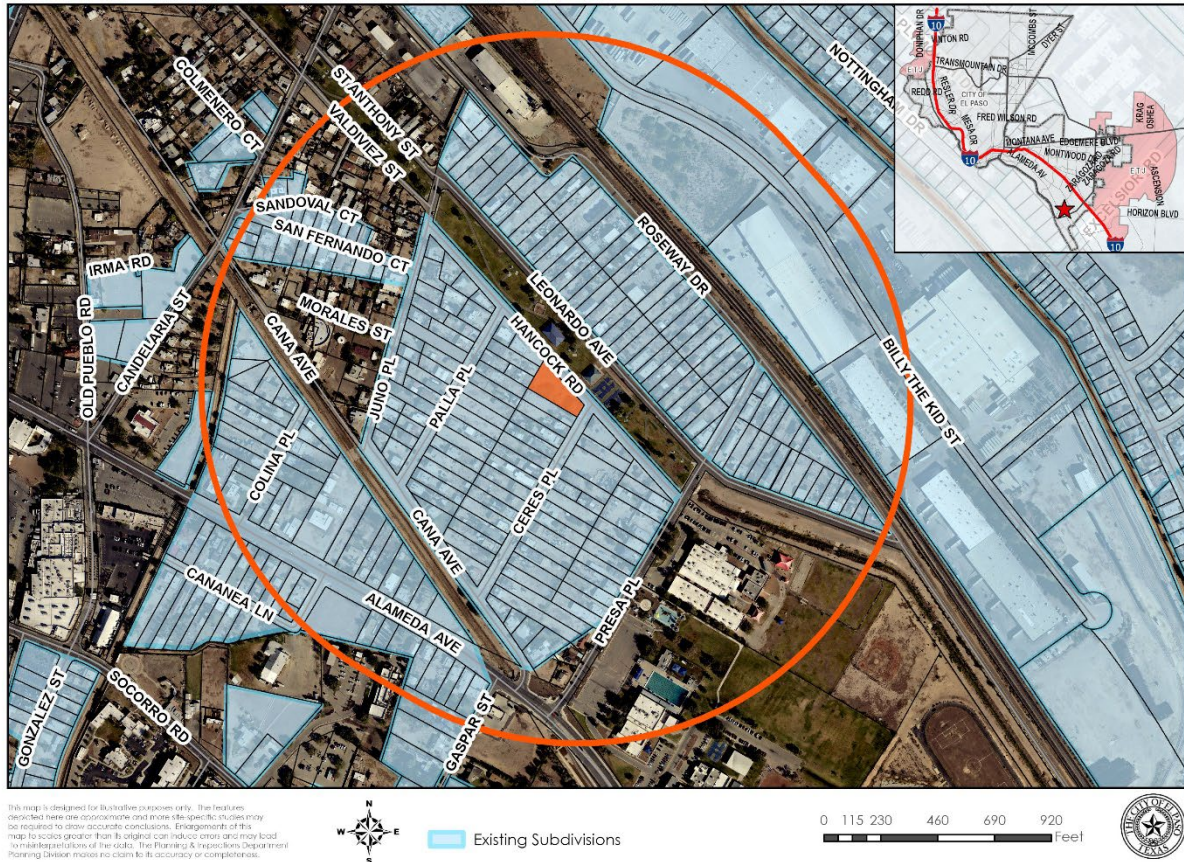


Figure B: Developed properties within a quarter mile of proposed subdivision

The reason for this request is to maintain existing conditions. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Pueblo Viejo City Park
South	R-4 (Residential) / Residential development
East	R-4 (Residential) / Residential development
West	R-4 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Pueblo Viejo City Park (0.01 mi.)
School	Presa Elementary (0.11 mi.)
Plan El Paso Designation	
G-3 Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on April 17, 2025 to all property owners within 200 feet of the subject property and within the original subdivision. As of **May 1 2025**, staff has received two (2) calls of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on **May 8, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

North Valumbrosa Replat A

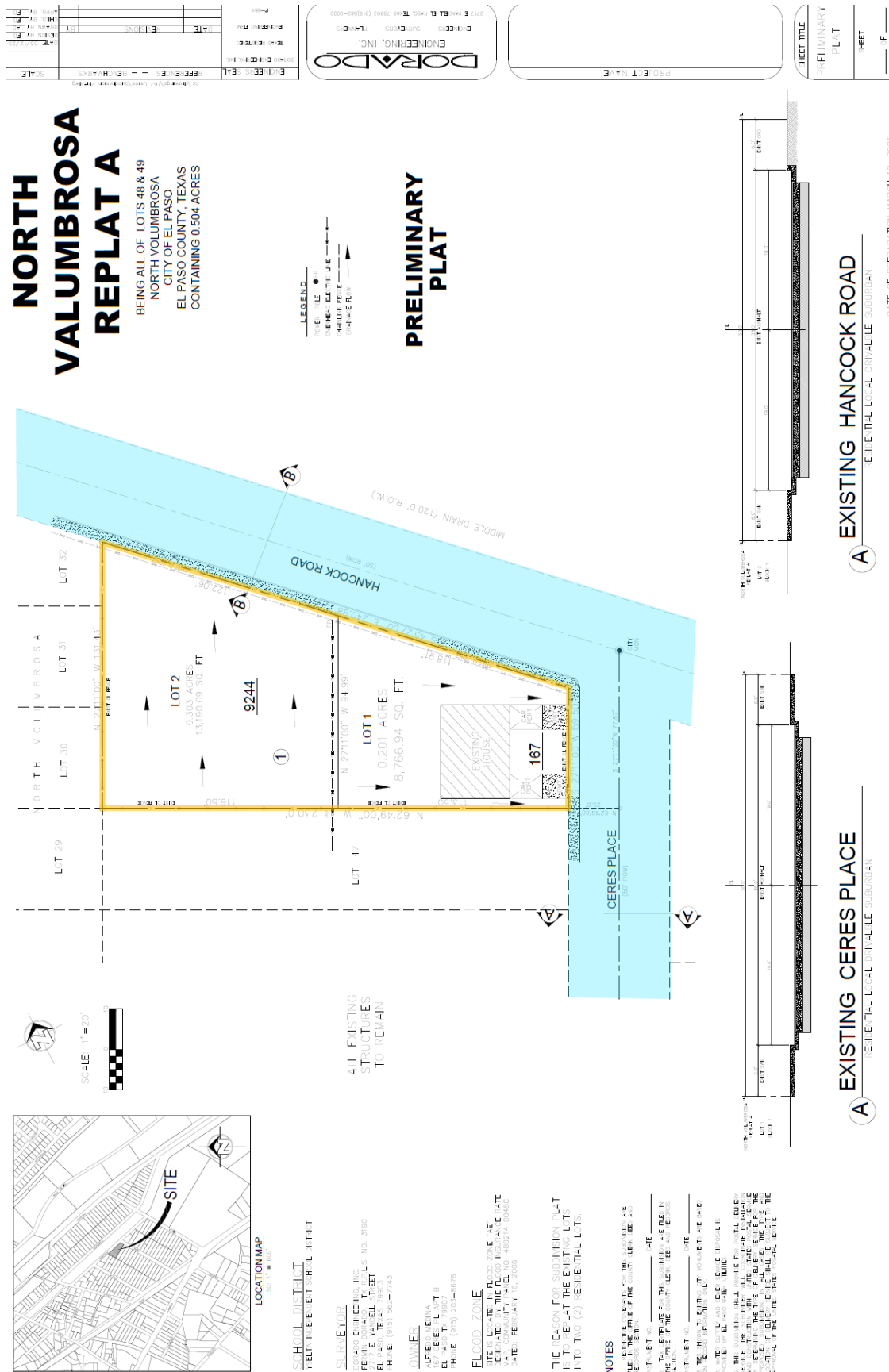


0 25 50 100 150 200 Feet

Subject Property



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal document. The map is not to be used to draw accurate conclusions. Encumbrances of this map to scales greater than 1:10,000 may introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



BEING ALL OF LOTS 48 & 49
NORTH VOLUMBROSA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 0.504 ACRES

THE TIE TIE TIES
COUNTY OF EL PASO

STATE FTE 45 |
COUNTY OF EL PASO |
THE DISTRICT WAS RE-EVALUATED REF E 1H1 | DAY 1 F



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CITY PLAN COMMISSION APPROVAL STATEMENT

THIS SUBMITTAL HAS BEEN APPROVED AS TO THE PLANNING AND AS TO THE CONDITIONS OF THE DECISION IN ACCORDANCE WITH ARTICLE 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS. THIS

DATE: 10/24/2024

ELECTED BY _____

HALL OF RECORDS

CANTON AND TOWNSHIP FOR _____

FILING

FILED AT THE OFFICE OF THE CLERK OF THE COUNTY OF _____

COUNTY TO-WIT: _____ DAY OF _____ 2020, A.D.,

I HEREBY DO _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN CONFORMANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

[illegible]

DATE OF PREPARATION MARCH 12, 2025



SCHOOL DISTRICT
YVELTA INDEPENDENT SCHOOL DISTRICT

OWNER

ALFREDO MEDINA
167 CERES PLACE APT B
EL PASO TX 79907
PHONE: (915) 203-8676

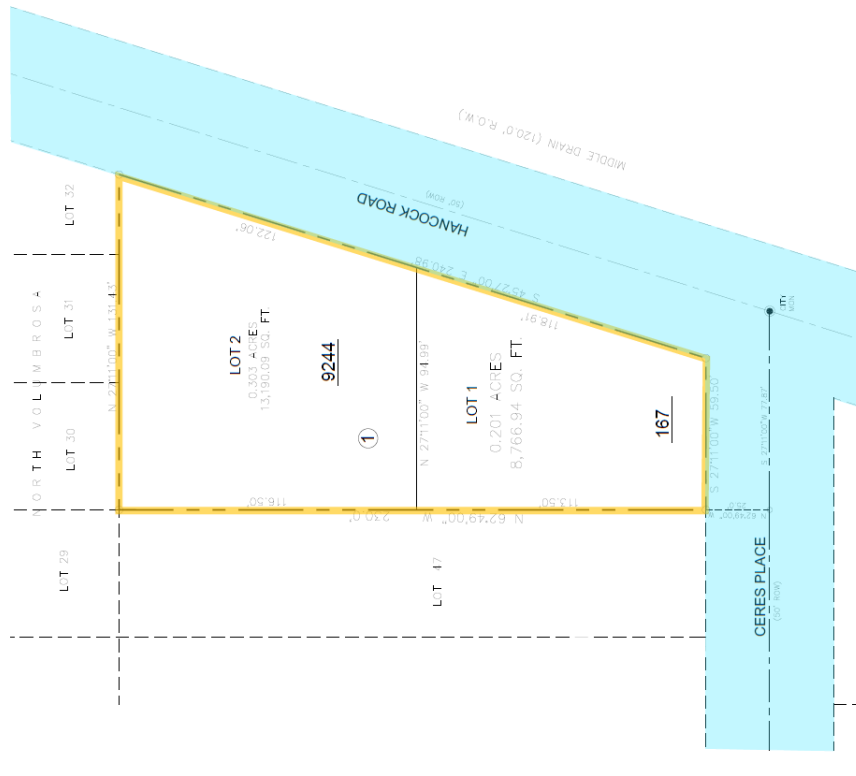
FLOOD_ZONE

SITE IS LOCATED IN FLOOD ZONE "AE"
DESIGNATED BY THE FLOOD INSURANCE RATE
MAP, COMMUNITY PANEL NO. 480214 0048C
DATED: FEBRUARY 16, 2006

THE REASON FOR SUBDIVISION PLAT IS TO REPLAT THE EXISTING LOTS INTO TWO (2) RESIDENTIAL LOTS.

[illegible]

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST. EL PASO, TEXAS 79903 (915) 562-0002



ATTACHMENT 4

DORADO ENGINEERING GROUP

2717 E. Yandell Dr • El Paso, Texas 79903 (915) 562-0002 • Fax (915) 562-7743

March 31, 2025

Aaron Andaluz
Planner
City of El Paso Planning and Inspections Department
801 Texas Avenue
El Paso, Texas 79901

**RE: North Vumbrosa Replat A –
Street Improvement Wavier Request-Ceres Place and Hancock Road**

Mr. Andaluz,

As per section 19.48.030 of the subdivision code, Mr. Alfredo Medina owner of the proposed **North Vumbrosa Replat A**, is respectfully requesting a waiver on all Right-of-Way and Street improvements to Ceres Place and Hancock Road. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

Thank you for your assistance.

Sincerely,
Fermin Dorado, P.E.

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 03/31/25

FILE NO. SUSU25-00039

SUBDIVISION NAME: NORTH VOLUMBROSA REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 48 AND 49, NORTH VOLUMBROSA

Property Land Uses:					
	ACRES	SITES		ACRES	SITES
Single-family	<u>0.504</u>	<u>2</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>2</u>
Industrial			Total (Gross) Acreage	<u>0.504</u>	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)

SURFACE FLOW

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Right

12. Owner of record ALFREDO MEDINA 167 CERES PLANCE APT B, EL PASO TX 79907
(Name & Address, Zip) (Email) (Phone)
13. Developer _____
(Name & Address, Zip) (Email) (Phone)
14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL ST EL PASO TX 79903 915 562-0002

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Release of access document, if applicable.
 - c. Set of restrictive covenants, if applicable.
2. Add a 10' wide easement for the existing line along Hancock Rd and along the proposed lot split of Lots 1 and 2.
3. Consider rotating the subdivision 90° to the left, so that it better aligns with north direction.
4. Correct all misspellings of "Valumbrosa" in application and in plats (including in the legal description).
5. Add contour lines to preliminary plat.
6. Add basis of North direction to plat notes.
7. Correct N 27°11'00" W 131.43 to N 27°11'00" E 131.43.
8. Add distance from centerline to Ceres Place and Hancock Road rights-of-way on plats.
9. Rename "Middle Drain" to "Pueblo Viejo City Park" on plat, or add park name in addition to the R.O.W. name.
10. Correct the typo in the word "DRIVABLE" under both Ceres Place and Hancock Road cross-sections.

Planning and Inspections Department - Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments:

1. Verify if subdivision boundary line N 27d11'00"W 131.43' should be NE.
2. Label type of found or established survey points used to delineate the subdivision boundary.
3. Boundary closure report is ok.

Parks and Recreation Department

Please note that this subdivision is composed of 2 lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as follows:

1. Applicant is proposing a Single-family dwelling use, then applicant shall be required to pay "Park fees" at a rate of **\$1,370.00** per dwelling unit for a total of **\$2,740.00**, calculated as follows:
 - a. 2 Single-family dwelling units @ rate of **\$1,370.00** per dwelling = **\$2,740.00**

Please allocate any generated funds under Park Zone: **MV-6**

Nearest Park: **Pueblo Viejo Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Electric

Please add a 10' wide easement for the existing line along Hancock Rd and along the proposed lot split of Lots 1 and 2.

El Paso Water

El Paso Water-PSB does not object to this request. Verify plat description.

Water:

There is an existing 6-inch diameter water main that extends along Ceres Place, located approximately 14-feet west of the eastern right-of-way line. This main is available for service and main extensions.

Previous water pressure from fire hydrant #02722, located at 164 Ceres Place, has yielded a static pressure of 98 (psi), a residual pressure of 86 (psi), and a discharge of 1,404 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate two active 3/4-inch water meters. The service address for these meters is 167 Ceres Place.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Hancock Road. This main is approximately 20 feet in depth.

There is an existing 8-inch diameter sanitary sewer force main that extends Ceres Place. This main is approximately 15-20 feet in depth.

General:

Water and sanitary sewer main extensions may be required to provide service to lot 2. Water main extension shall cover the entire Hancock Road Frontage, main extension cost are responsibility of the owner

Each lot shall have a water and sewer connection fronting the limits of each lot.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater Engineering

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.

Streets and Maintenance Department**Contract Management**

1. Indicate driveway access points for both Lot 1 and Lot 2 and specify whether the existing curb and gutter will remain undisturbed.
2. Indicate that any damaged structure must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.

Signs & Markings

All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas

Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.

Please, clarify document submitted with name "North Vumbrosa Replat A Street Improvement Waiver Request." Elaborate more. Intentions of the waiver, etc.

Signals

No comments.

Street Lights

Does not object to this request.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Code to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Traffic Engineering

No objections to application

El Paso County Water Improvement District #1

EPCWID No. 1 has no objections. Please correct the legal on the subdivision.

Texas Gas Service

Texas Gas Service has an active service line at 167 Ceres Pl. No objections to this request.

El Paso Central Appraisal District

There are no comments for North Valumbrosa Replat A from Central Appraisal.

Environmental Services Department

No comments.

Fire Department

No adverse comments.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Texas Department of Transportation

No comments received.